City of Barrie
Report of the Affordability Committee

Wednesday, April 15, 2026
05:00 PM
Council Chambers

Present:
Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon
Councillor, J. Harris

Absent:

Other Members Present and Staff:
Councillor, C. Riepma
Councillor, A. Courser
Councillor, N. Nigussie
Councillor, G. Harvey
Councillor, S. Morales
Acting General Manager of Infrastructure and Growth Management, K. Oakley
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Coordinator of Elections and Special Projects, T. McArthur
Director of Operations, D. Friary
Executive Director of Development Services, M. Banfield
Fire Chief, K. White
General Manager of Access Barrie, R. James-Reid
Growth Management Program Manager, L. Juffermans
Legislative Coordinator, T. Maynard
Manager of Strategic Initiatives, Policy and Analysis, J. Roberts
Senior Policy Advisor & Legislative Coordinator, E. Chappell

1. CALL TO ORDER

The meeting was called to order by the Co-Chair, Councillor J. Harris at 5:09 p.m.

Pursuant to Procedural By-law 2019-100, as amended, the order of business be altered

such that the Presentation by the County of Simcoe concerning Bridge Housing Program Update be considered prior to Public Meeting concerning City-Initiated Official Plan Amendment - Bringing Boundary Expansion Lands into the Official Plan.

2. PRESENTATIONS BY STAFF/ OFFICERS/AGENTS OF THE CORPORATION

2.1 Presentation by the County of Simcoe concerning Bridge Housing Program Update

Mina Fayez-Bahgat, General Manager of Social and Community Services, Andrew Scavarelli, Director of Housing and Homelessness Services, and Kate Hunter, Manager of Homelessness Services of the County of Simcoe provided a presentation concerning the Bridge Housing Program Update located at 113 Tiffin Street.

Mr. Fayez-Bahgat, Mr. Scavarelli, and Ms. Hunter discussed slides concerning the following topics:

- The purpose and role of Bridge Housing
- Quick facts about Bridge Housing;
- The operators and community partners involved in the Bridge Housing project; and
- The community engagement undertaken and next steps.

Members of Committee and Council asked a number of questions of the presenters and received responses.

3. PUBLIC MEETING(S)

The Affordability Committee met for the purpose of a Public Meeting at 6:00 p.m.

The Co-Chair, Councillor Harris stated that any interested persons wishing further notification of the staff report regarding the application were advised to sign the notification form required by the Legislative and Court Services Department or email cityclerks@barrie.ca.

Councillor Harris confirmed with the Manager of Strategic Initiatives, Policy and Analysis that the notification for all the Public Meetings was conducted in accordance with the Planning Act.

3.1 City-Initiated Official Plan Amendment - Bringing Boundary Expansion Lands into the Official Plan

Logan Juffermans, Growth Management Program Manager provided a presentation

concerning the City Initiated Official Plan Amendment to Integrate the Barrie-Oro-Medonte-Springwater Boundary Adjust Act (2025).

Mr. Jufferman discussed slides concerning the following topics:

- An overview of the public meeting;
- The rationale for the Official Plan Amendment;
- Proposed policy amendments;
- Amendment to Map 1 - Community Structure;
- Amendment to Map 2 - Land Use designation;
- Amendment to Map 3 - Natural Heritage Protection Overlay;
- Amendment to Map 4b - Mobility Network;
- Amendments to Remaining Maps and Appendix 1; and
- Next steps.

Members of Committee asked a number of questions of the presenters and received responses.

Verbal Comments

Jed Handy, Trustee Wallwin Trust, 638 Sunnidale Road discussed concerns about public notification provided about the Official Plan Amendment. Mr. Handy asked if Council could delay the decision about the Offiicial Plan Amendment for three months to provide them time for proper review and consultation with the City.

Mr. Handy described the location of the property, including farmstead, farm yard, farmhouse, stable, and outbuildings. He discussed his concerns related to the proposed amendment designating the majority of the farm as Environmental Protection Act (EPA). Mr. Handy objected to the EPA designation of the property.

Written comments:

- Correspondence from Innovative Planning Solutions dated April 14, 2026
- Correspondence from the Landings on Willow Creek dated April 13, 2026
- Correspondence from Innovative Planning Solutions dated April 14, 2026
- Correspondence from Cambium dated April 2, 2026
- Correspondence from Heritage Estates Winery and Events dated April 3, 2026
- Correspondence from the Nottawasaga Valley Conservation Authority dated April 6, 2026
- Correspondence from Jed Handy, Trustee Wallwin Family Trust, dated March 27, 2026

- Correspondence from the Township of Oro-Medonte dated April 10, 2026
- Correspondence from Innovative Planning Solutions dated April 14, 2026
- Correspondence from the McLean Family Farm dated April 15, 2026
- Correspondence from Greg van Bolderen dated April 14, 2026
- Correspondence from Liba Sare and Ron Clark dated April 15, 2026
- Correspondence from Jed Handy, Trustee, Wallwin Family Trust dated April 15, 2026
- Correspondence from KLM Planning dated April 15, 2026
- Correspondence from Innovative Planning Solutions dated April 15, 2026

4. OPEN DELEGATIONS

5. CONSENT AGENDA

6. DEFERRED/REFERRED ITEMS

7. REPORTS OF ADVISORY COMMITTEES

7.1 Report of the Heritage Barrie Committee dated March 24, 2026

The Report of the Heritage Barrie Committee dated March 24, 2026, is received.

8. REPORTS TO COMMITTEE

9. ITEMS FOR DISCUSSION

10. ADJOURNMENT

The meeting adjourned at 6:27 p.m.

CHAIRMAN